Karen Johnson Davidson County
Batch# 1118196 DEEDQC
04/03/2024 10:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240403-0023346

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Reference Number: 1280618590

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Anousone Khammoung and Lusay Khammoung	Anousone Khammoung and Lusay Khammoung	173 09 0A 822.00
2655 Avery Park Drive	2655 Avery Park Drive	
Nashville, TN 37211	Nashville, TN 37211	

QUITCLAIM DEED

Deed Exempt Pursuant to Section TCA 67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, ANOUSONE KHAMMOUNG, a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto ANOUSONE KHAMMOUNG and LUSAY KHAMMOUNG, wife and husband, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 2655 Avery Park Drive, Nashville, TN 37211, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 624 as shown on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047738, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Tax ID No.: 173 09 0A 822.00

BEING the same property conveyed to Anousone Khammoung, a married woman, herein by Deed recorded March 5, 2013 in Instrument No. 20130305-0022079, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2655 Avery Park Drive, Nashville, TN 37211.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 1 day of April, 2024.

ANOUSONE KHAMMOUNG

STATE OF ~~TENNESSEE~~ IN
COUNTY OF Hendricks

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ANOUSONE KHAMMOUNG, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 1st day of April, 2024.

Notary Public
My Commission expires: 11-7-2026

JENNIFER L. DEEM
Notary Public - Seal
Johnson County - State of Indiana
Commission Number NP0716869
My Commission Expires Nov. 07, 2026

Tennessee Certification of Electronic Document

I, Samantha Beatty, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/01/2024 (date of document).

Affiant Signature

04/03/2024
Date

State of PENNSYLVANIA

County of ALLEGHENY

Sworn to and subscribed before me this 3 day of April 2024.

Notary's Signature

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737